

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	PONDVIEW RD, ARLINGTON

OWNERSHIP

Owner 1:	MURPHY KATHRYN & GLENN		
Owner 2:	MURPHY EMMA & DITTO DREW		
Owner 3:			
Street 1:	43 PONDVIEW RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	YIOKARINIS JEAN -		
Owner 2:	-		
Street 1:	4 RIDGEWOOD DR		
Twn/City:	KINGSTON		
St/Prov:	NH	Cntry	
Postal:	03848		

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3486 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 20 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13223	Total SF/SM:	5760	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	474,242	Spl Credit	Total:	474,200
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5760.000	1,014,000		474,200	1,488,200
Total Card	0.132	1,014,000		474,200	1,488,200
Total Parcel	0.132	1,014,000		474,200	1,488,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		426.91	/Parcel: 426.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,014,000	0	5,760.	474,200	1,488,200		Year end	12/23/2021
2021	104	FV	966,400	0	5,760.	474,200	1,440,600		Year End Roll	12/10/2020
2020	104	FV	543,200	0	5,760.	474,200	1,017,400	1,017,400	Year End Roll	12/18/2019
2019	104	FV	404,800	4600	5,760.	652,100	1,061,500	1,061,500	Year End Roll	1/3/2019
2018	104	FV	404,800	0	5,760.	415,000	819,800	819,800	Year End Roll	12/20/2017
2017	104	FV	379,400	0	5,760.	379,400	758,800	758,800	Year End Roll	1/3/2017
2016	104	FV	379,400	0	5,760.	308,300	687,700	687,700	Year End	1/4/2016
2015	104	FV	337,700	0	5,760.	308,300	646,000	646,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

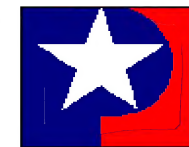
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
6/23/2021	Permit Visit	PT	Paul T
6/4/2020	Measured	DGM	D Mann
9/23/2019	Left Notice	DGM	D Mann
9/23/2019	Permit Visit	DGM	D Mann
5/2/2019	SQ Returned	JO	Jenny O
12/20/2017	MEAS&NOTICE	BS	Barbara S
5/1/2009	Meas/Inspect	189	PATRIOT
9/27/1999	Mailer Sent		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	9378
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

